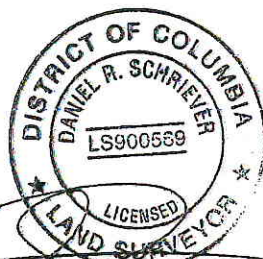
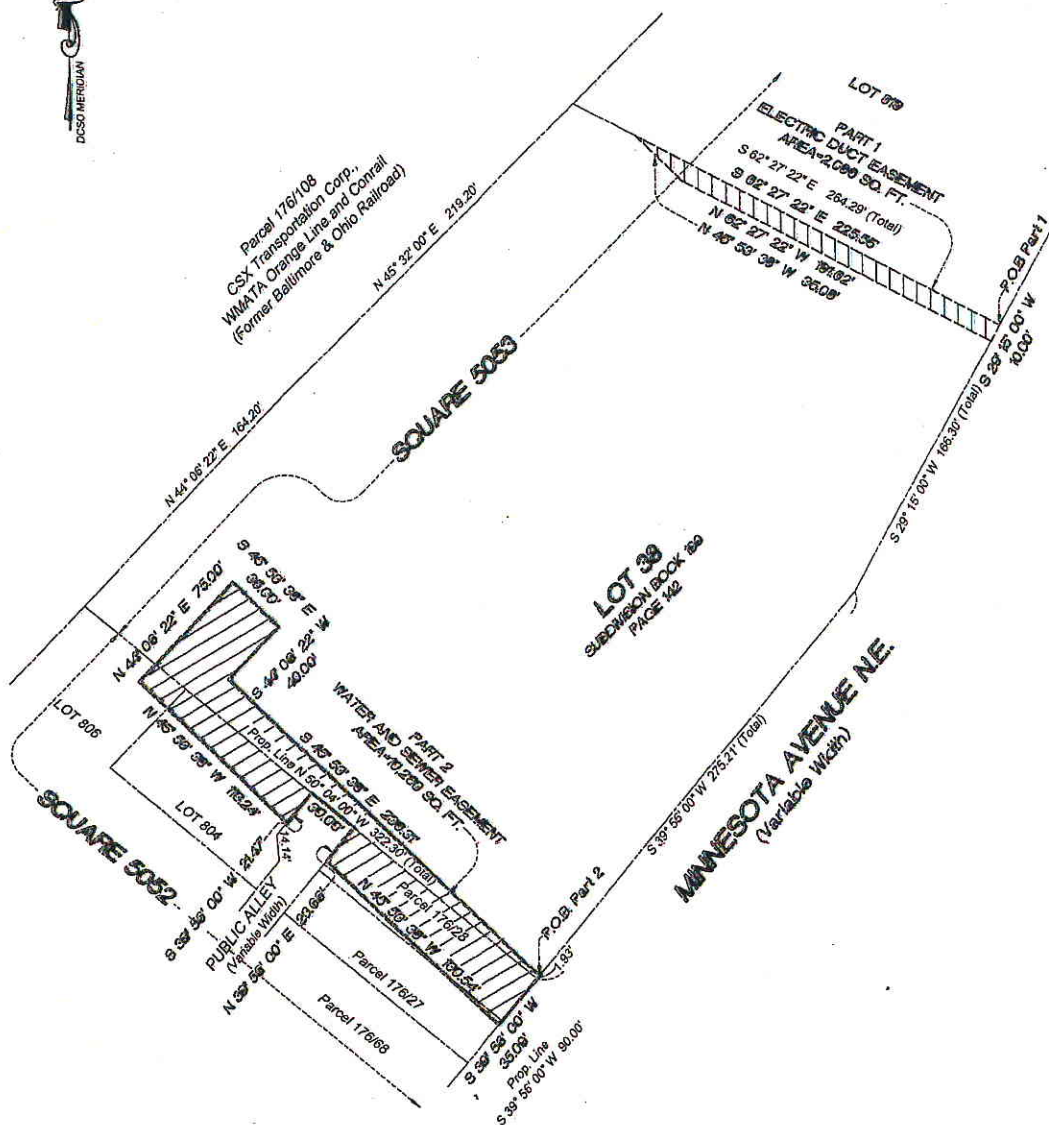


EXHIBIT A
Utility Easement



Daniel R. Schriever
Licensed Surveyor
District of Columbia License No. LS900569

SKETCH OF
ELECTRIC DUCT EASEMENT
AND
WATER AND SEWER EASEMENT
ACROSS THE LANDS OF
DC OFFICE OF PROPERTY MANAGEMENT
MINNESOTA AVENUE METRO STATION
MINNESOTA AVENUE AND BENNING ROAD, N.E.
DISTRICT OF COLUMBIA
FEBRUARY, 2007 SCALE: 1"=80'

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 TWINBROCK PARKWAY, ROCKVILLE, MARYLAND 20852
301-301-2545 (TELE) 301-301-0814 (FAX)
AMT NO. 101-0928.0028
Sheet 1 of 2

EXHIBIT B

***Narrative Description of Utility Easement, Parking Garage Easement, and
Access Easement***

**DESCRIPTION OF
FOUR (4) EASEMENTS
IN SQUARES 5052 and 5053
MINNESOTA AVENUE METRO STATION
Minnesota Avenue and Benning Road, N.E.**

February, 2007

Parts of Square 5052 and Square 5053, District of Columbia, as the same are now laid out and existing, including all of the following Lots and Parcels as set forth among the Land Records of the Office of the Surveyor for the District of Columbia, and/or as shown upon the Records of the D.C. Office of Tax and Revenue, as of the date hereof, for assessment and taxation purposes:

Lots 804 and 806 in Square 5052 as shown (unplatted) upon the abovesaid Records of the D.C. Office of Tax and Revenue for assessment and taxation purposes;

Parcel 176/27 in Square 5052

Parcel 176/28 in Square 5052

Lot 38 in Square 5053 per Subdivision Book 199 at Page 142;

Said easements, Parts 1 through 4, being more particularly described as follows:

PART 1, ELECTRIC DUCT EASEMENT

BEGINNING at a point on the westerly line of Minnesota Avenue, N.E. (variable width) at the northeast corner of Lot 38 in Square 5053, also being the common front corner of Lot 819 in Square 5053; thence binding on and running with said line of Minnesota Avenue, N.E.

1. South 29° 15' 00" West for a distance of 10.00 feet to a point; thence leaving said line of Minnesota Avenue, N.E. and running in, through, over and across said Lot 38 the following two (2) courses and distances
2. North 62° 27' 22" West for a distance of 191.62 feet to a point; thence
3. North 45° 53' 38" West for a distance of 35.08 feet to a point on the South 62° 27' 22" East 264.29 foot line of said Lot 38; thence binding on and running with said line
4. South 62° 27' 22" East for a distance of 225.55 feet to the Point of Beginning;

CONTAINING 2,086 square feet or 0.04789 acres of land as shown on the sketch (Sheet 1 of 2) attached hereto.

PART 2. WATER AND SEWER EASEMENT

BEGINNING at a point on the westerly line of Minnesota Avenue, N.E. (variable width) at a point 1.93 feet distant from the end of the South 39° 56' 00" West 275.21 foot line of said Lot 38; thence binding on and running with said line of Minnesota Avenue

1. South 39° 56' 00" West for a distance of 35.09 feet to a point; thence leaving said line of Minnesota Avenue and running in, through, over and across said Parcel 176/27 and Parcel 176/28
2. North 45° 53' 38" West for a distance of 130.54 feet to a point on a Public Alley (variable width); thence binding on the outline of said Public Alley
3. North 39° 56' 00" East for a distance of 23.66 feet to a point on the North 50° 04' 00" West 322.30 foot line of Lot 38; said line also being the division line of Squares 5052 and 5053; thence running with said alley, outline of said Lot 38 and said division line of squares
4. North 50° 04' 00" West for a distance of 30.00 to the northwesterly line of said Public Alley; thence continuing with the outline of said Public Alley
5. South 39° 56' 00" West for a distance of 21.47 feet to a point; thence leaving the outline of said Public Alley and running in, through, over and across Lot 804, Lot 806 and Lot 38 the following five (5) courses and distances
6. North 45° 53' 38" West for a distance of 113.24 feet to a point; thence
7. North 44° 06' 22" East for a distance of 75.00 feet to a point; thence
8. South 45° 53' 38" East for a distance of 35.00 feet to a point; thence
9. South 44° 06' 22" West for a distance of 40.00 feet to a point; thence
10. South 45° 53' 38" East for a distance of 236.31 feet to the Point of Beginning;

CONTAINING 10,263 square feet or 0.23561 of an acre of land as shown on the sketch (Sheet 1 of 2) attached hereto.

PART 3. PARKING GARAGE EASEMENT

BEGINNING at the northwest corner of said Lot 38; thence binding on and running with the outline of said lot

1. South 62° 27' 22" East for a distance of 38.74 to a point; thence leaving said outline and running in, through, over and across said Lot 38 the following four (4) courses and distances
2. South 45° 53' 38" East for a distance of 123.19 feet to a point; thence
3. South 45° 32' 00" West for a distance of 232.24 feet to a point; thence
4. South 44° 06' 22" West for a distance of 113.83 feet to a point; thence
5. North 45° 53' 38" West for a distance of 160.00 feet to a point on the North 44° 06' 22" East 164.20 foot line of said Lot 38; thence binding on and running with said outline the following two (2) courses and distances
6. North 44° 06' 22" East for a distance of 164.20 feet to a point; thence
7. North 45° 32' 00" East for a distance of 219.20 feet to the Point of Beginning;

CONTAINING 55,168 square feet or 1.22648 acres of land as shown on the sketch (Sheet 2 of 2) attached hereto.

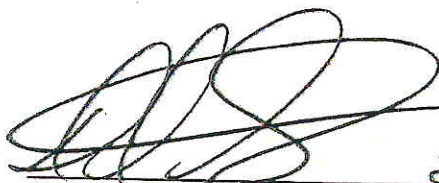
ACCESS EASEMENT

BEGINNING at a point on the westerly line of Minnesota Avenue, N.E. (variable width); said point also being the southernmost corner of Lot 38; thence binding on and running with said line of Minnesota Avenue, N.E. South 39° 56' 00" West for a distance of 3.08 to the True Point of Beginning; thence binding on and running with said line of Minnesota Avenue, N.E.

1. South 39° 56' 00" West for a distance of 45.12 to a point; thence leaving said line of Minnesota Avenue, N.E. and running in, through, over and across said Parcel 176/27
2. North 45° 53' 38" West for a distance of 130.54 feet to a point on a Public Alley (variable width); thence binding on the outline of said Public Alley
3. North 39° 56' 00" East for a distance of 38.70 feet to a point on the North 50° 04' 00" West 322.30 foot line of Lot 38; said line also being the division line of Squares 5052 and 5053; thence running with said alley, outline of said Lot 38 and said division line of squares
4. North 50° 04' 00" West for a distance of 30.00 to the northwesterly line of said Public Alley; thence continuing with the outline of said Public Alley
5. South 39° 56' 00" West for a distance of 30.00 feet to a point; thence
6. South 05° 04' East for a distance of 9.93 feet to a point; thence leaving the outline of said Public Alley and running in, through, over and across Lot 804 and Lot 806

7. North 45° 53' 38" West for a distance of 171.38 feet to a point on the southeast right of way line of CSX Transportation Corporation (Parcel 176/108); thence binding on and running with said outline
8. North 44° 06' 22" East for a distance of 73.00 feet to a point on the North 45° 53' 38" West 160.00 foot line of Part 3, Parking Garage Easement; thence binding on and running reversely with said line and through said Lot 38
9. South 45° 53' 38" East for a distance of 130.00 feet to a point; thence leaving said line and continue running in, through, over and across said Lot 38 and Parcel 176/28 the following two (2) courses and distances
10. South 44° 06' 22" West for a distance of 28.00 feet to a point; thence
11. South 45° 53' 38" East for a distance of 191.67 feet to the True Point of Beginning;

CONTAINING 17,084 square feet or 0.39219 of an acre of land as shown on Sheet 2 of 2 attached hereto.



Daniel R. Schriever
Licensed Land Surveyor
District of Columbia No. LS 900569
For A. Morton Thomas and Associates, Inc.

2-27-07

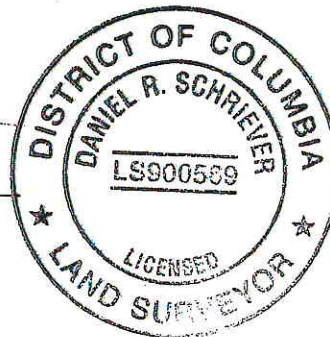
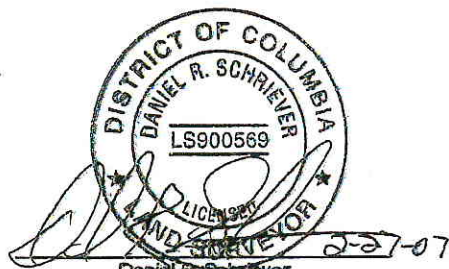
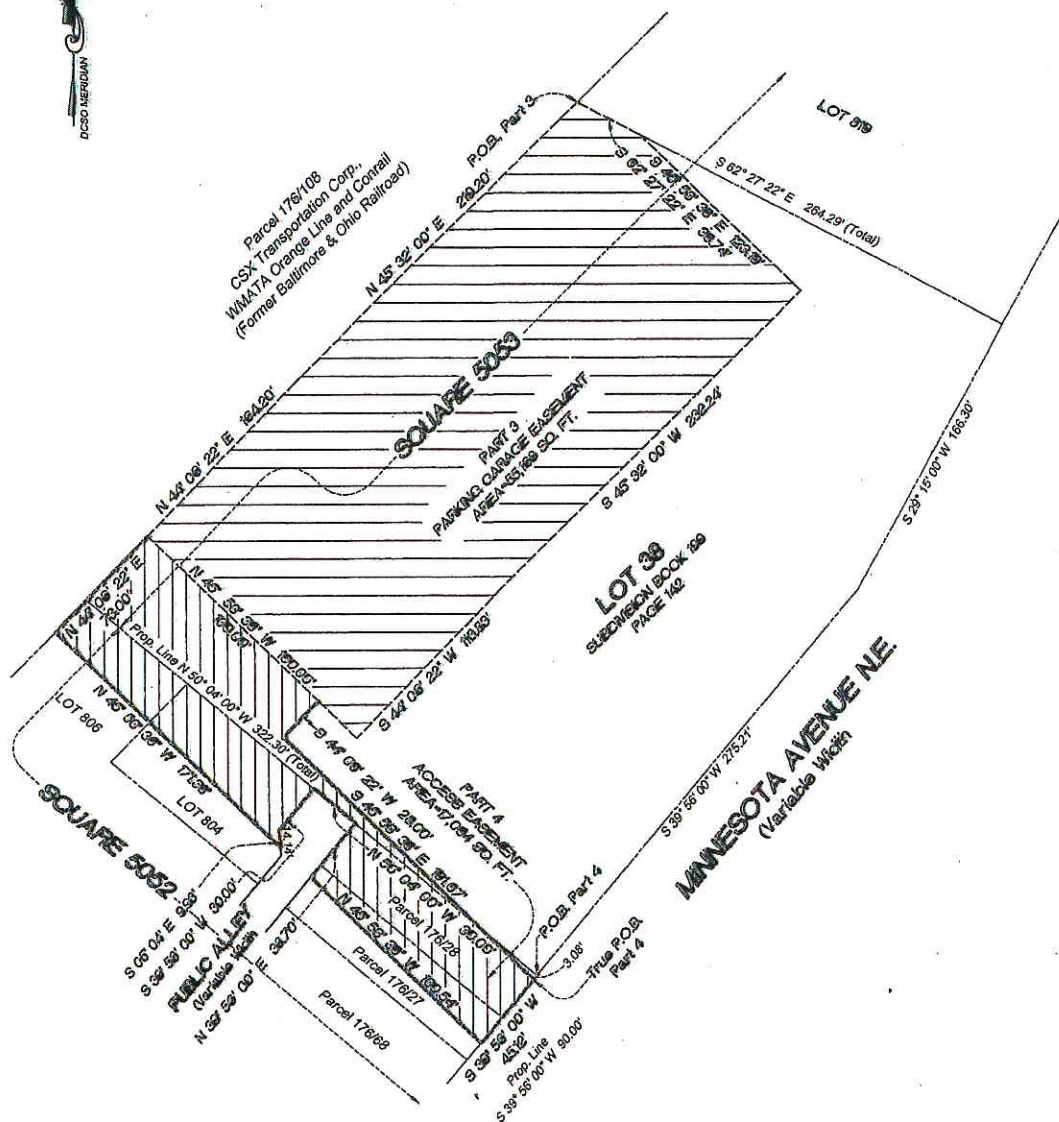


EXHIBIT C
Parking Garage Easement and Access Easement



Daniel R. Schriever
Licensed Surveyor
District of Columbia License No. LS900569

SKETCH OF
PARKING GARAGE EASEMENT
AND
ACCESS EASEMENT
ACROSS THE LANDS OF
DC OFFICE OF PROPERTY MANAGEMENT
MINNESOTA AVENUE METRO STATION
MINNESOTA AVENUE AND BENNING ROAD, N.E.
DISTRICT OF COLUMBIA
FEBRUARY, 2007 SCALE: 1"=80'

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 TWINEBROOK PARKWAY, ROCKVILLE, MARYLAND 20852
301-981-2545 (TELE) 301-981-0814 (FAX)
AMT NO. 101-0322.0029
Sheet 2 of 2

EXHIBIT D
Transit Easement



Parcel 176108
CSX Transportation Corp.,
WMATA Orange Line and Conrail
(Former Baltimore & Ohio Railroad)

N 44° 10' 40" E 552.92'

MINNESOTA AVENUE NE.
(Variable Width)

S 30° 21' 38" W 342.65'

R=300.00' A=72.03° B 05° 35' 30" W 91.70'
Chd. B=9 13' 28" 34" W 71.92'
Δ=12° 45' 08" T=39.22'

N 62° 27' 22" W 264.05'
LOT 38
Subdivision Book 199 Page 142

R=333.20' A=73.76°
Chd. C=9 26' 40" 28" W 73.61'
Δ=12° 50' 03" T=37.03'
P.O.B.



[Signature] 2-27-07
Daniel R. Schriever
Licensed Surveyor
District of Columbia License No. LS900569

SKETCH OF
TRANSIT EASEMENT
ACROSS THE LANDS OF
DC OFFICE OF PROPERTY MANAGEMENT
MINNESOTA AVENUE METRO STATION
MINNESOTA AVENUE AND BENNING ROAD, N.E.
DISTRICT OF COLUMBIA
FEBRUARY, 2007 SCALE: 1"=80'

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 TWINBROOK PARKWAY, ROCKVILLE, MARYLAND 20852
301-861-2545 (TELE) 301-861-0814 (FAX)
AMT NO. 101-0328.0028

**DESCRIPTION OF
A TRANSIT EASEMENT**

SQUARE 5053

MINNESOTA AVENUE METRO STATION

Minnesota Avenue and Benning Road, N.E.

February, 2007

Parts of Square 5053, District of Columbia, as the same are now laid out and existing, including all of the following Lots as set forth among the Land Records of the Office of the Surveyor for the District of Columbia, and/or as shown upon the Records of the D.C. Office of Tax and Revenue, as of the date hereof, for assessment and taxation purposes:

Lots 816 and 817 per Assessment and Taxation Plat 3214-D dated May 31, 1945;

Lots 36 and 37 per subdivision plat thereof recorded November 1, 1928 in Subdivision Book 89 at Page 189;

Lots 805 and 807 per Assessment and Taxation Plat 820 dated July 1916;

Lots 34 and 35 per subdivision plat recorded July 31, 1900 in Subdivision Book County 13 at Page 11;

Lots 812 and 813 per Assessment and Taxation Plat 1601 dated December 8, 1920;

Lots 30 and 31 per subdivision plat recorded August 26, 1889 in Subdivision Book County 12 at Page 84;

Lots 814 and 815 per Assessment and Taxation Plat 1609 dated March 29, 1929; and

Lots 818 and 819, per Assessment and Taxation Plat 3223-O dated February 26, 1942.

Said easement being more particularly described as follows:

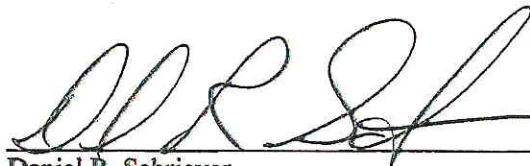
TRANSIT EASEMENT

BEGINNING at a point on the westerly line of Minnesota Avenue, N.E. (variable width) at the southeast corner of Lot 819 in Square 5053, also being the common front northeast corner of Lot 38 in Square 5053; thence binding on and running with the outline of said Lot 819

1. North 62° 27' 22" West for a distance of 264.05 feet to a point; thence continuing with the westerly outline of all the aforesaid lots

2. North $44^{\circ} 10' 40''$ East for a distance of 593.82 feet to a point on the westerly line of Minnesota Avenue, N.E. (variable width); thence binding on and running with said line the following four (4) courses and distances
3. South $06^{\circ} 35' 30''$ West for a distance of 91.70 feet to a point; thence
4. 72.09 feet along the arc of a curve deflecting to the right and having a radius of 300.00 feet and chord bearing and distance South $13^{\circ} 28' 34''$ West, 71.92 feet; thence
5. South $20^{\circ} 21' 38''$ West for a distance of 342.66 feet to a point; thence
6. 73.76 feet along the arc of a nontangent curve deflecting to a right and having a radius of 329.29 feet and a chord bearing and distance South $26^{\circ} 48' 28''$ West, 73.76 feet to the Point of Beginning;

CONTAINING 84,128 square feet or 1.93131 acres of land as shown on the exhibit attached hereto.



Daniel R. Schriever
Licensed Land Surveyor
District of Columbia No. LS 900569
For A. Morton Thomas and Associates, Inc.

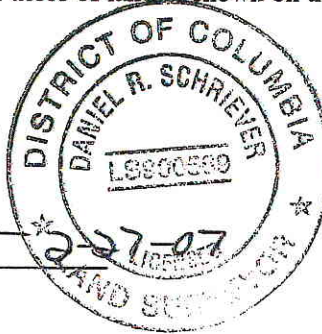
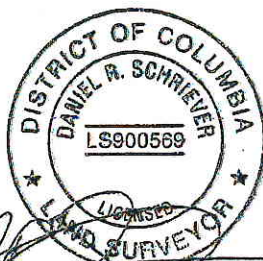
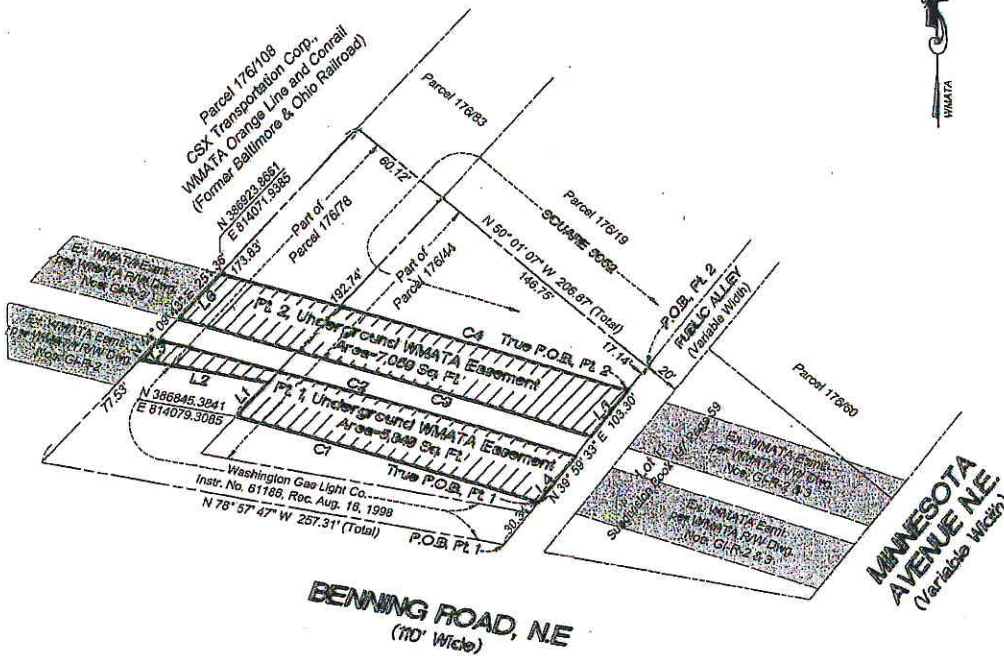


EXHIBIT E
Underground WMATA Easement

CURVE DATA					
No.	Radius	Arc	Delta	Tan.	Ch. Bearing
C1	6273.00'	172.92'	01° 34' 44"	98.48'	N 73° 21' 49" W
C2	6605.00'	238.24'	02° 09' 54"	118.14'	S 73° 32' 39" E
C3	6261.00'	238.34'	02° 11' 08"	118.30'	N 73° 17' 12" W
C4	6261.00'	238.30'	02° 08' 54"	118.30'	S 73° 09' 20" E

LINE TABLE		
No.	Bearing	Distance
L1	N 44° 09' 43" E	25.99'
L2	N 78° 57' 47" W	71.59'
L3	N 44° 09' 43" E	14.58'
L4	S 39° 59' 33" W	32.47'
L5	S 39° 59' 33" W	32.39'
L6	N 44° 09' 43" E	34.13'

VERTICAL LIMITS OF EASEMENTS
Upper Elevation=18.00 feet
Lower Elevation=Unlimited
(WMATA Vertical Datum)



[Signature]
Daniel R. Schriever
Licensed Surveyor
District of Columbia License No. LS900569

3-6-07

SKETCH OF
PERMANENT UNDERGROUND
WMATA EASEMENTS
ACROSS THE LANDS OF
DC OFFICE OF PROPERTY MANAGEMENT
MINNESOTA AVENUE METRO STATION
MINNESOTA AVENUE AND BENNING ROAD, N.E.
DISTRICT OF COLUMBIA
MARCH, 2007 SCALE: 1"=30'

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 TWINEBROOK PARKWAY, ROCKVILLE, MARYLAND 20852
301-881-2545 (TELE) 301-881-0814 (FAX)
AMT NO. 101-0328.0028

**DESCRIPTION OF
TWO (2) EASEMENTS
IN SQUARE 5052
MINNESOTA AVENUE METRO STATION
Minnesota Avenue and Benning Road, N.E.**

March, 2007

Parts of Parcel 176/44 and Parcel 176/78 in Square 5052, District of Columbia, as the same are now laid out and existing, as set forth among the Land Records of the Office of the Surveyor for the District of Columbia, and/or as shown upon the Records of the D.C. Office of Tax and Revenue, as of the date hereof, for assessment and taxation purposes;

Said easements, Parts 1 and 2, being more particularly described as follows:

PART 1. UNDERGROUND WMATA EASEMENT

BEGINNING at the intersection of the northerly line of Benning Road, N.E. (110' wide) and the northwesterly line of a Public Alley (variable width); thence binding on and running with the line of said Public Alley North 39° 59' 33" East for a distance of 30.34 feet to the True Point of Beginning; thence running in, through, over and across said Part of Parcel 176/44

1. 172.92 feet along the arc of a curve deflecting to the left and having a radius of 6275.00 feet and chord bearing and distance North 73° 21' 48" West, 172.90 feet to a point on the North 44° 09' 43" East, 192.74 foot common line of Part of Parcels 176/44 and 176/78; thence binding on and running with said line
2. North 44° 09' 43" East for a distance of 25.69 feet to a point; thence binding on the division line between Part of Parcel 176/78 and the lands of Washington Gas Light Company as described in Instrument No. 61186 recorded August 16, 1998 in the Recorder's Office of the District of Columbia
3. North 78° 57' 47" West for a distance of 71.59 feet to a point on the North 44° 09' 43" East, 173.83 foot line of Parcel 176/78; thence binding on and running with said line
4. North 44° 09' 43" East for a distance of 14.96 feet to a point; thence leaving said line and running in, through, over and across Part of Parcels 176/78 and 176/44
5. 238.24 feet along the arc of a curve deflecting to the right and having a radius of 6305.00 feet and chord bearing and distance South 73° 32' 36" East, 238.24 feet to a point on the North 39° 59' 33" East, 103.30 foot common line of Parcel 176/44 and said Public Alley; thence binding on and running reversely with said line

6. South 39° 59' 33" West for a distance of 32.47 feet to the True Point of Beginning;

CONTAINING 5,848 square feet or 0.13425 of an acre of land as shown on the sketch attached hereto.

Said underground easement having an unlimited Lower Limit of Elevation and an Upper Limit of Elevation of 16.00 feet in the Datum of Washington Metropolitan Area Transit Authority.

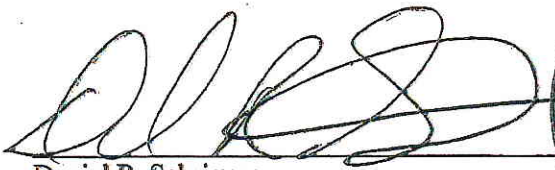
PART 2, UNDERGROUND WMATA EASEMENT

BEGINNING at the common easterly corner of Parcel 176/44 and Parcel 176/19; said corner also being on the northwesterly line of said Public Alley; thence binding on and running reversely with the common line of said Parcel 176/44 and said Public Alley South 39° 59' 33" West for a distance of 17.14 feet to the True Point of Beginning; thence continuing reversely with the common line of said Parcel 176/44 and said Public Alley

1. South 39° 59' 33" West for a distance of 32.39 feet to a point; thence running in, through, over and across said Parcels 176/44 and 176/78
2. 236.54 feet along the arc of a curve deflecting to the left and having a radius of 6201.00 feet and chord bearing and distance North 73° 17' 12" West, 236.54 feet to a point on the North 44° 09' 43" East, 173.83 foot line of Parcel 176/78; thence binding on and running with said line
3. North 44° 09' 43" East for a distance of 34.13 feet to a point; thence leaving said line and running in, through, over and across said Parcels 176/78 and 176/44
4. 233.63 feet along the arc of a curve deflecting to the right and having a radius of 6231.00 feet and chord bearing and distance South 73° 09' 20" East, 233.62 feet to the True Point of Beginning;

Said underground easement having an unlimited Lower Limit of Elevation and an Upper Limit of Elevation of 16.00 feet in the Datum of Washington Metropolitan Area Transit Authority.

CONTAINING 7,053 square feet or 0.16191 of an acre of land as shown on the sketch attached hereto.


Daniel R. Schriever
Licensed Land Surveyor
District of Columbia No. LS 900569
For A. Morton Thomas and Associates, Inc.

